157.0	0008	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	639,200	/	639,200
USE VALUE:	639,200	/	639,200
ASSESSED:	639,200	/	639,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
253		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEPHENS DAVID/TRUSTEE
Owner 2:	STEPHENS HOUSER TRUST
Owner 3:	
Street 1:	253 RENFREW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOUSER EDWARD B JR -
Owner 2:	STEPHENS DAVID F -
Street 1:	253 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	198,200		441,000	639,200
Total Card	0.161	198,200		441,000	639,200
Total Parcel	0.161	198,200		441,000	639,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.36 | /Parcel: 529.36

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	105095
GIS Ref	
GIS Ref	
Insp Date	05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0008-0008.0

!12351!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	198,200	0	7,000.	441,000	639,200		Year end	12/23/2021
2021	101	FV	191,700	0	7,000.	441,000	632,700		Year End Roll	12/10/2020
2020	101	FV	191,800	0	7,000.	441,000	632,800	632,800	Year End Roll	12/18/2019
2019	101	FV	176,700	0	7,000.	441,000	617,700	617,700	Year End Roll	1/3/2019
2018	101	FV	176,700	0	7,000.	371,700	548,400	548,400	Year End Roll	12/20/2017
2017	101	FV	176,700	0	7,000.	340,200	516,900	516,900	Year End Roll	1/3/2017
2016	101	FV	176,700	0	7,000.	289,800	466,500	466,500	Year End	1/4/2016
2015	101	FV	165,900	0	7,000.	252,000	417,900	417,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:26:47

LAST REV

Date	Time
06/25/18	13:11:48
apro	

TAX DISTRICT | PAT ACCT. 12351

USER DEFINED

Prior Id # 1:	105095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSER EDWARD B	31028-299		1/5/2000	Convenience	1	No	No		
YORK DONALD ART	30957-278		12/14/1999	Change>Sale	217,000	No	No		
YORK DONALD/ETA	26458-303		7/1/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	336	PATRIOT
1/25/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287274
Depreciation:	89055
Depreciated Total:	198219

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

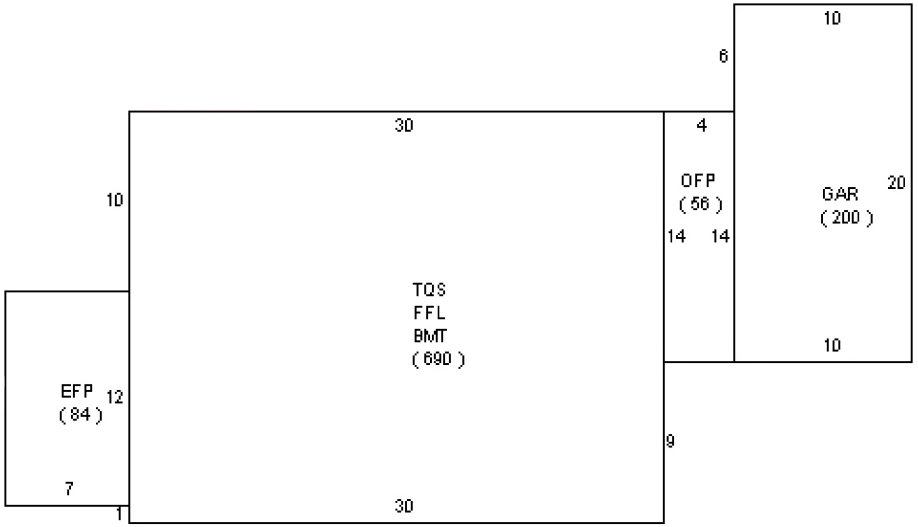
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	88.56
Final Total:	198200	Val/Su SzAd	164.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	44.100	30,429
FFL	First Floor	690	147.000	101,430
TQS	3/4 Story	518	147.000	76,073
GAR	Garage	200	27.220	5,444
EFP	Enclos Porch	84	59.030	4,959
OFP	Open Porch	56	43.560	2,439

Net Sketched Area:	2,238			Total:	220,774
Size Ad	1207.5	Gross Area	2410	FinArea	1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc